



2017-006859
Klamath County, Oregon
06/22/2017 01:54:00 PM
Fee: \$47.00

52 E Airport Rd
Lebanon, OR 97355

GRANTOR'S NAME:
Joseph H. Leddy and Melinda A Leddy

GRANTEE'S NAME:
CMH Homes, Inc., a Tennessee Corporation

AFTER RECORDING RETURN TO:
Order No.: 471817059983-DH
Leslie Wayne Harder, Jr
CMH Homes, Inc., a Tennessee Corporation
5000 Clayton Road
Maryville, TN 37804

SEND TAX STATEMENTS TO:
CMH Homes, Inc., a Tennessee Corporation
5000 Clayton Road
Maryville, TN 37804

APN: 2310E35B07900

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Joseph V. Leddy who acquired title as Joseph H. Leddy and Melinda A Leddy who acquired title as Melinda A. Holmes, Grantor, conveys and warrants to CMH Homes, Inc., a Tennessee Corporation, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Klamath, State of Oregon:

Lot 27 in Block 2 of TRACT 1098, SPLIT RAIL RANCHOS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS FORTY THOUSAND AND NO/100 DOLLARS (\$40,000.00). (See ORS 93.030).

Special Assessment disclosed by the Klamath tax rolls:
For: Walker Timber Range Fire Patrol
Reservation of Oil, gas, minerals, or other rights, including the terms and provisions contained therein, in deed from Rollin E. Cook and Helen E. Cook, husband and wife.
Recorded: July 22, 1954
Instrument No.: Volume 268, page 209, Deed Records
The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.
Covenants, conditions, reservations and restrictions as shown on the official plat of said land.
Covenants, conditions and restrictions, but omitting any covenant or restriction based on race, color, religion, sex, sexual orientation, disability, handicap, familial status, marital status, ancestry, national origin or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.
Recorded: April 1, 1994
Instrument No.: M94, page 9622
Amended by instrument,
Recorded: April 14, 1994
Instrument No.: M94, page 11266
Said Covenants, Conditions and Restrictions set forth above contain, among other things, levies and assessments of Forest Meadows Road Association.

An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:
Granted To: Midstate Electric Cooperative, Inc.
Recorded: April 26, 1994
Instrument No.: M94, page 12551
An easement including the terms and provisions thereof, affecting the portion of said premises and for

STATUTORY WARRANTY DEED

(continued)

the

purposes stated therein as set forth in instrument:

Granted To: Electric transmission or distribution line or system

Recorded: February 10, 2000

Instrument No.: M00, page 4330

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: 6/20/17

Joseph H. Leddy who Acquired title as Joseph H. Leddy
for v. q5

Melinda A. Leddy who acquired title as Melinda A. Holmes

State of California
County of San Diego

This instrument was acknowledged before me on June 20, 2017 by Joseph *v. q5* who acquired title as Joseph H. Leddy and Melinda A. Leddy who acquired title as Melinda A. ~~Holmes~~ *Holmes* *TS*

Jean Stittsworth
Notary Public - State of ~~Oregon~~ *California*

My Commission Expires: 5-10-2020

